

**Town of East Hampton
Architectural Review Board
159 Pantigo Road, East Hampton, NY 11937**



AGENDA

Date: January 14th 2016

Time Started: 6:00 p.m.

Members Present:

**Richard Myers, Chairman
Peter Gumpel, Vice Chairman
Edwin Geus, Member
Edward Krug, Member**

Not Present:

Betsy Smith, Member

Also Present:

**Denise Savarese, Legislative Secretary
Madeline VenJohn, Asst. Town Attorney**

TO APPLICANTS: Commencement of any project shall not commence until a Building Permit is issued by the Building Department of the Town of East Hampton following approval from the Architectural Review Board of the Town of East Hampton.

REGULAR MEETING

- **Chairperson Opens the Meeting**
- **Approval of Minutes – December 10th 2015 – Member Krug made a motion to approve the Minutes as written. Vice Chair Gumpel seconded. All members were in favor.**
- **Applications**
- **New Business**
 - a) **Comments to Planning Board**
 - b) **Certificate of Occupancy**

Business Sign

**Davis Landscape Design
C/o Fisher Signs & Sports
1691 County Road
Wainscott, NY**

**SCTM# 300-197-3-2
405 Montauk Highway
Wainscott, NY**

Board approved removal of existing sign to be replaced by one double sided two post sign with Pantone 2266 Dark Green Off White Parchment Letters with no lighting subject to the following conditions: 1. Approved Survey: prepared by Saskas Surveying Company last revised July 28th 2006. 2. Approved Specification Sheet contained in the Board's records.

Chairman Myers made a motion to approve the application. Member Krug seconded. All members were in favor.

**240 Fort Pond LLC
C/o Joel Halsey
PO Box 5030
Montauk, NY**

**SCTM# 300-16-2-38
240 Fort Pond Road
Montauk, NY**

Board approved a double sided sign 63.6" wide by 36" on existing wood supports subject to the following conditions: 1) Approved survey prepared by George Walbridge Surveyors last revised September 24th 2015 and 2) Approved Plans by Oarsman Design Inc. last revised January 16th 2016.

Member Krug made a motion to approve the application as proposed. Member Geus seconded. All members were in favor.

**Montauk Manor Condo
C/o LaFine Restaurant
236 Edgemere Street
Montauk, NY**

**SCTM# 300-27.2 & 27.3
236 Edgemere Street
Montauk, NY**

Tabled until the next ARB meeting. No one appeared on behalf of the application.

Fences, Walls & Berms

**Samuel Glass
20 S. Elmwood Avenue, LLC
62 Nichols Court, Suite 302
Hempstead, NY**

**SCTM# 300-50-1-7.1
20 S. Elmwood Avenue
Montauk, NY**

Architectural Review Board hereby approves an already existing 6 ft. high natural cedar wood fence 21 ft. in length, subject to the following conditions: 1. Approved Survey: Prepared by Pat T. Seccafico last revised January 19th 2015 2. Approved Photographs: Two Photographs contained in the Board's File of the already existing fence

Member Krug made a motion to approve the application. Vice Chair Gumpel seconded. All members were in favor.

**Samir Patel
Aran Construction Inc.
257 Pantigo Road
East Hampton, NY**

**SCTM# 300-54-3-29
18 North Bay Lane
East Hampton, NY
PG**

No one appeared on behalf of the application. Tabled until the next ARB meeting.

**Bruce Menin
C/o Ben Krupinski
99 Newtown Lane 2nd Floor
East Hampton, NY**

**SCTM# 300-199-2-3
71 Town Line Road
Wainscott, NY
RPM**

Architectural Review Board hereby approved two 4 ft. high wood cedar gates with 5 ft. high posts, key pad on property to be set back 15 ft. and gate to be 30 ft. off the road bed, subject to the following conditions:

- 1. Approved Survey: The Raynor Group last revised June 29th 2015**
- 2. Approved Plans: Gate Plans prepared by Architect, Joseph T. Deppe**

Chairman Myers made a motion to approve – Member Geus seconded. All members were in favor.

**James Grassi
920 Springs Fireplace Road
East Hampton, NY**

SCTM# 300-63-3-17

EK Tabled

No one appeared on behalf of the application. Application tabled until the next ARB meeting.

**Melissa Thomas & David Koepp
C/o Kitchens & Baths by Linda
Burkhardt
771 Montauk Highway #2
Montauk, NY**

SCTM#300-150-1-1.7

**3 Hamlin Lane
Amagansett, NY
PG**

Application tabled – Agent for the applicant – to make revisions to the fence.

**Martin 1996 Management Trust
C/o AutoGate Systems Inc.
539 Old Riverhead Road
Westhampton Beach, NY**

**SCTM# 300-172-6-20
32 St. Mary's Lane
Amagansett, NY**

At the request of the applicant – application tabled until the next ARB meeting.

**J. Mark Waugh & Daniel Campsey
C/o AutoGate Systems Inc.
539 Old Riverhead Road
Westhampton Beach, NY**

**SCTM# 300-142-1-11.7
14 Old Orchard Lane
East Hampton, NY**

At the request of the applicant – application tabled until the next ARB meeting.

**MTSTL LLC
C/o LaGuardia Design Landscape Arch.**

**SCTM# 300-189-6-8.4
2 Tyson Lane**

**860 Montauk Hwy
Water Mill, NY**

East Hampton, NY

Board hereby approved a 7 ft. 6 inch driveway gate on a property fronting on a private road, subject to the following conditions:

- 1. Approved Survey: Prepared by George Walbridge Surveyors, last revised January 6th 2016**
- 2. Approved Plans: Prepared by LaGuardia Design (Sheet Number L6.2) dated January 4th 2016**

Member Krug made a motion to approve the application. Member Geus seconded. All members were in favor.

**SBMFG LLC
C/o LaGuardia Design Landscape Arch.
860 Montauk Hwy
Water Mill, NY**

**SCTM# 300-189-6-9
4 Tyson Lane
East Hampton, NY**

Board approved a 7 ft. 6 inch driveway gate on a property fronting on a private road, subject to the following conditions:

- 1. Approved Survey: Prepared by George Walbridge Surveyors, last revised December 17th 2015**
- 2. Approved Plans: Prepared by LaGuardia Design (Sheet Number L6.1) dated January 4th 2016**

Member Krug made a motion to approve the application. Vice Chair Gumpel seconded. All members were in favor.

**David Nadelman
C/o Michael Marran
8 Hardscrabble Court
East Hampton, NY**

**SCTM# 300-149-3-5.8
365 Abrahams Path
East Hampton, NY**

Architectural Review Board hereby approves a 6 ft. high natural cedar wood fence & gate to be setback 75 ft. off the road, subject to the following conditions:

1. **Approved Survey: Prepared by David Saskas last revised October 31st 2015.**
2. **Approved Plans: Prepared by East Hampton Fence (Sheet G1) dated January 13th 2016. Photographs also contained in the Board's file**

Member Geus made a motion to approve with revisions. Vice Chair Gumpel seconded. All members were in favor.

Agricultural Overlay

**Richard & Sue Feleppa
3 Old Orchard Lane
East Hampton, NY**

SCTM# 300-142-1-11.38

Board approved first floor additions, covered porch and garage – with master bed/bath on second story over garage as per Building Plans prepared by Hollenbeck & Smith, Architects (Pages include 4, 5, 6, A, B, 1, 2, & 3) dated December 23rd 2014 and survey prepared by Patrick Hines, last revised August 17th 2014.

Chairman Myers made a motion to approve application. Member Geus seconded. All members were in favor.

**Melissa Thomas & David Koepp
C/o Kitchens & Baths by Linda
Burkhardt
771 Montauk Highway #2
Montauk, NY**

SCTM#300-150-1-1.7

**3 Hamlin Lane
Amagansett, NY
PG**

Board approved additions to an existing residence which include 1) covered entry porch 2) covered front porch (both with revised roof plan) 3) covered back porch with screen enclosure as per revised Plans prepared by Elias Moser, Architect, dated received December 22nd 2015 (Pages include A-100.00, A-100.01, A-101.00, A-102.00, A-103.00, A-104.00, A-105.00, E-100.00, S-100.00) and survey prepared by George Walbridge Surveyors, P.C. last revised November 17th 2015 – Exterior Finish Schedule – along with samples of exterior finishes was not

approved by the Board. The Board approved the current existing siding on the existing residence to remain the same along with the same white trim color.

Vice Chair Gumpel made a motion to approve the application with revisions. Member Krug seconded. All members were in favor.

Commercial Exteriors

240 Fort Pond LLC
C/o Joel Halsey
PO Box 5030
Montauk, NY

SCTM# 300-16-2-38
240 Fort Pond Road
Montauk, NY

Board approved exterior changes to building 1) new red cedar shingle roof 2) new clapboard siding stained white, 3) New Anderson picture, casement and awning units to replace existing windows, new units to have black sashes 4) changing out the retractable awning fabric on the two existing retractable awnings to white fire rated fabric the new awning will now be 30 ft. wide currently it is 20 ft. wide (west side) one new awning 11 ft. 3 inches over entry on west side as per William A. Schulz Architect, P.C. plans last revised November 1st 2015 (Sheet A-201 – A202) and plans last revised December 1st 2015 (Sheet A-203 – A-204) and survey prepared by George Walbridge Surveyors P.C. last revised September 24th 2015.

Member Krug made a motion to approve the application – Member Geus seconded. All members were in favor.

National Grid LLC
C/o Land Planning Services
PO Box 1313
East Hampton, NY

SCTM# 300-27-3-1
69 Second House Road
Montauk, NY

Board approved removal of 3 electric generating units, and 2 above ground fuel tanks, 3 underground fuel storage tanks and fuel trucks unloading pad, associated concrete pads, foundation piles, cradles,

asphalt walk and three buildings. Site to be regraded and covered with gravel. A Boundary and Topographic Survey prepared by Barrett, Bonacci & Van Welle, P.C., dated revised June 30th 2014 and a Site Plan prepared by National Grid Engineering & Survey Inc. dated revised January 9th 2015 are contained in the Board's files.

Member Krug made a motion to approve the application. Member Geus seconded. All members were in favor.

Driftwood Apartments Corp.
C/o Land Planning Services
PO Box 1313
East Hampton, NY

SCTM# 300-110-1-13
2178 Montauk Highway
Amagansett, NY

No one appeared on behalf of the application. Tabled until the next ARB meeting.

11 Ditch Plains Road
C/o Britton Bistrian
PO Box 2756
Amagansett, NY

SCTM# 300-32-5-3
11 Ditch Plains Road
Montauk, NY

Board approved exterior changes to main house (not motel building) replace existing blue siding & aluminum windows, asphalt roof and decking/fascia with proposed natural cedar board and batten siding, white doors & windows (enlarged for egress per New York State Code) Cedar Roof, pressure treated decking & cedar railings to match motel building on same property. No expansion to floor area or lot coverage. Approval as per plans prepared by Matt Markowitz Architect, P.C. (Pages include A-100.00, A-101.00. A-102.00) dated December 28th 2015 and survey prepared by George Walbridge Surveyors, P.C. last revised March 11th 2015

Member Krug made a motion to approve as submitted. Vice Chairman Gumpel seconded. All members were in favor.

Gurneys Inn

SCTM# 300-87-3-38.1

**C/o Drew Bennett
PO Box 1442
East Hampton, NY**

**290 Old Montauk Highway
Montauk, NY**

Board approved the following siding instead of cultured stone siding for 42 existing motel units that are part of the Chart House, Flying Bridge, Promenade, and Forecastle buildings – Hardie straight edge shingle siding: color: Timber Bark – Horizontal Hardie siding: color: Monterey Taupe – Vertical Hardie siding: color: Cobblestone & Deck Skirt: 1 x 4 mahogany, mahogany clad deck skirt posts – as per revised submissions by D. B. Bennett, Consulting Engineer, dated January 14th 2016.

Member Krug made a motion to approve the application. Member Geus seconded. All members were in favor.

Issuance of Certificate of Occupancy

**Sonya Vassos
1 Tall Tree Court
East Hampton, NY
Resolution Dated 10/17/14**

SCTM# 300-92-3-27

PG

A member of the Architectural Review Board has made a final visit to the above-referenced site and has determined that all work has not been completed in compliance with the Resolution dated November 24th 2014. This application is not ready for the issuance of a Certificate of Occupancy. Letter to be forwarded to the Building Department and the Applicant.

**Amag Holdings Inc.
203 Pantigo Road
East Hampton, NY
Resolution Dated May 27th 2015**

SCTM# 300-188-1-10

RPM

Tabled at the request of the Attorney.

**Keith & Jennifer Driscoll
489 Fireplace Road**

SCTM# 300-93-4-22.2

**Springs, NY
Resolution Dated 6/4/92**

EG

**The application is ready for the issuance of a Certificate of Occupancy.
Letter to be forwarded to the Building Department.**

**Kevin Gallagher
36 Bonac Woods
Springs, NY
Resolution Dated 8/7/03**

SCTM# 300-102-7-10

NO FILE

Tabled – for additional review of Building Department files

**Ernest & Beth Zayicek
5 Spread Oak Lane
East Hampton, NY
Resolution Dated**

SCTM# 300-91-2-22

**Vice Chair Gumpel made a motion to approve the issuance of a Certificate
of Occupancy. Member Krug seconded. All members were in favor. Letter
to be forwarded to the Building Department.**

**Gary & Lejla Kline
33 Old Orchard Lane
East Hampton, NY
Resolution Dated 6/25/15**

SCTM# 300-142-1-11.26

**Chairman Myers made a motion to approve the issuance of a Certificate
of Occupancy. Member Krug seconded. All members were in favor. Letter
to be forwarded to the Building Department.**

**Fieldview Partners, LLC, Owners
22 Fieldview Lane
East Hampton, NY
Resolution Dated 1/9/14**

SCTM# 300-159-18-21

A member of the Architectural Review Board has made a final visit to the above-referenced site and has determined that all work has not been completed in compliance with the Resolution dated January 9th 2014. Letter to be forwarded requesting a Modification and a check in the amount of \$350.00, along with an as-built survey.

**Robin Hattiangadi
32 Neck Path
Springs, NY
Resolution Dated 7/9/15**

SCTM# 300-102-3-7

Vice Chair Gumpel made a motion to approve Certificate of Occupancy. Member Geus seconded. All members were in favor. Letter to be forwarded to the Building Department.

**Thora & Anna Moss
2 Lilla Lane
Springs, NY
Resolution Dated 8/13/15**

SCTM# 300-102-3-16

Vice Chairman Gumpel made a motion to approve the issuance of a Certificate of Occupancy. Member Geus seconded. All members were in favor. Letter to be forwarded to the Building Department.

**Joseph Ragno
30 Settlers Landing Lane
East Hampton, NY
Resolution Dated 9/2/99**

SCTM# 300-56-6-29

NO FILE

Tabled until review of Building Department files

**Charles & Maureen Schafer
673 Old Montauk Highway
Amagansett, NY
Resolution Dated 10/27/15**

SCTM# 300-71-2-3

Member Krug made a motion to approve the issuance of a Certificate of Occupancy. Member Geus seconded. All members were in favor. Letter to be forwarded to the Building Department.

David O'Brien
16 Diane Drive
East Hampton, NY
Resolution Dated 10/9/14

SCTM# 300-142-3-31

Vice Chairman Gumpel made a motion to approve the issuance of a Certificate of Occupancy. Member Krug seconded. All members were in favor. Letter to be forwarded to the Building Department.

Bryan Steven Goldstein
392 Stephen Hands Path
East Hampton, NY
Resolution Dated 9/24/14

SCTM# 300-157-1-20

A member of the Architectural Review Board has made a final visit to the above-referenced site and has determined that all work has not been completed in compliance with the Resolution dated September 24th 2014. This application is not ready for the issuance of a Certificate of Occupancy. Letter to be forwarded to the Building Department.

Russell & Nancy Zelenetz
97 Bull Path
East Hampton, NY
Resolution Dated 5/26/15

SCTM# 300-112-2-11.1

Vice Chairman Gumpel made a motion to approve the issuance of a Certificate of Occupancy. Member Krug seconded. All members were in favor. Letter to be forwarded to the Building Department.

Resolutions Signed:

Lynn Pierri & Tom DeNapoli
Ocean Vista

SCTM# 300-13-3-9
SCTM# 300-110-2-22

**East Hampton Healthcare Foundation
Michael Crecco
Aurelio Torres
Pritchard
Mark Lumley
D&C Multi Services Corp.
Dora Romero
Magnolia Tanguy
Luke Cooper
Lisa Niggles
Christopher Watson
Gurneys Inn Resort & Spa**

**SCTM# 300-188-1-8.3
SCTM# 300-196-1-2.1
SCTM# 300-55-2-11
SCTM# 300-172-4-18
SCTM# 300-113-3-24.31
SCTM# 300-58-2-1
SCTM# 300-58-2-1
SCTM# 300-118-1-58
SCTM# 300-103-8-1.4
SCTM# 300-143-1-12.6
SCTM# 300-5-5-3
SCTM# 300-87-3-28.1**

Adjourn:

Chairman Myers made a motion to close. Vice Chair Gumpel seconded. All members were in favor.